

# Lot 12

2, 2a & 4 Fairfax Place, West  
Kensington, London W14 8HN

**GUIDE PRICE: £490,000**



**VACANT SHOP UNIT AND TWO INCOME  
PRODUCING STUDIO FLATS IN PROMINENT  
LOCATION**

This interesting investment property consists of a newly refurbished lock up shop premises with ancillary storage with two additional studio flats. The shop unit is currently vacant and the studios are let on assured shorthold tenancies producing £1170pcm (£14040pa) and £1297pcm (£15564pa) respectively. The studios occupy ground and lower ground floors and are accessed through a secure gate with entryphone system. The flats have gas central heating and double glazed windows. The property is sold with the benefit of this ongoing income. This attractive building is situated on the corner of Holland Road within walking distance of Kensington High Street with station and shopping facilities as well as Shepherds Bush with station and Westfields Shopping Centre.

### **ACCOMMODATION**

Shop Unit with ancillary storage and cloakroom. Both studios have own entrance, shower rooms and kitchen areas, as well as studio areas.

### **TENURE**

Nos. 2 & 2a are held on a lease of 999 years from 1st April 2003. No. 4 is held on a lease of 99 years from 25th December 1976 at a ground rent of £100 rising.

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Kensington & Chelsea 0207 361 3000  
2a and 4 both have council tax ratings of Band C  
The rateable value on the shop unit is £5400. Please note the shop has a different postcode of W14 8HJ.

### **VENDOR'S SOLICITORS**

Andrew Maxwell, Sharples & Co, 62 Gloucester Road,  
Bishopston, Bristol BS7 8BH. 0117 942 8214

### **VIEWING TIMES**

By appointment through auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN